



18 Fleur De Lis, 2 Bolnore Road, Haywards Heath, RH16 4WH
GUIDE PRICE £160,000-£170,000 ... Leasehold

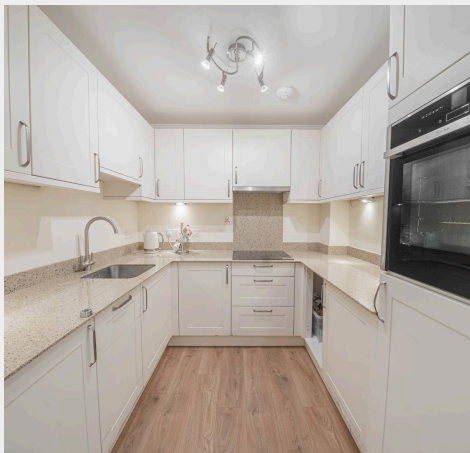


**MANSELL
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A large 1 bedroom first floor apartment in this luxurious retirement complex on the western edge of the town centre within a short level walk of the main shops and Beech Hurst Gardens. Owners enjoy wonderful facilities including a guest suite for family and friends, a large communal lounge with kitchen that can be booked for private functions and hosts numerous events during the day, a high degree of security and a pretty communal garden area.

- Retirement apartment in luxurious complex
- Extensive communal facilities for owners
- Guest apartment for family and friends
- The services of a house manager
- Pretty communal gardens and car park
- Lounge and separate fully equipped kitchen
- Double bedroom and impressive shower room
- Emergency 24 hour pull cord careline system
- For sale with no onward chain
- EPC rating: B - Council Tax Band: B
- Tenure: Leasehold 125 years from 01.02.2016
- Ground rent: currently £525 per year
NB. The Ground rent should have doubled on the 10th anniversary (10.02.26) but the Residents and Freeholder are currently in discussions to negotiate future terms
- Service charge: for the 6 month period 01.01.26 – 30.06.26 = £2528.42
- Managing agents: Pegasus Homes UK, Unit 3, Church Green Close, Winchester, SO23 7TW T: 01962 710700



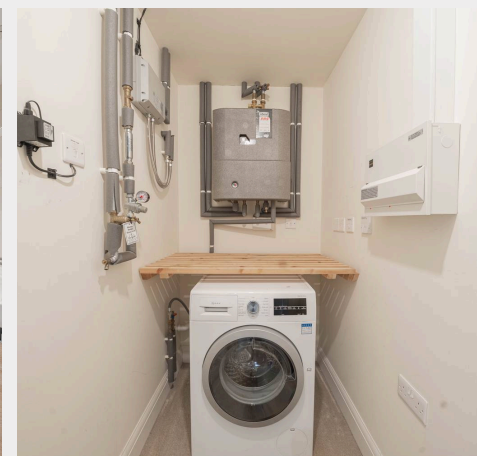
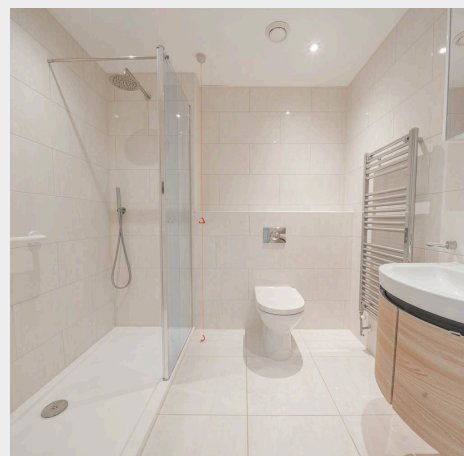
Fleur de Lis is located next to the Police Station in Bolnore Road just off Muster Green, approximately 400 yards to the west of the Broadway and the town centre. The Miller & Carter Steakhouse Restaurant (The Sergison Arms pub) is virtually across the road. Beech Hurst Gardens with its tennis courts, bowling club, miniature steam railway and restaurant is within 100 yards. Open countryside with woodland is also close by. The Dolphin Medical Centre is also within 200 yards.

The town centre and trendy Broadway has an extensive range of shops, restaurants, cafes and bars. A regular bus service runs close by linking with the town, hospital and neighbouring districts. The railway station is just over half a mile distant and provides fast commuter links to London (London Bridge/Victoria 45 mins), Gatwick airport 15 mins and Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 5 miles to the west at Bolney or Warninglid.

Distances (in approximate miles):

Haywards Heath Railway Station 0.5 miles (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Princess Royal Hospital 1.5 miles, A/M23 at Bolney 5 miles, Gatwick Airport 14 miles, Brighton Seafront 19 miles





Mansell McTaggart Haywards Heath

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